

BOARD OF APPEAL REFERRALS

March 11, 1976

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MEMORANDUM

March 11, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/23/76 Petition No. Z-3538
Community Church Center of Boston
565-567 Boylston Street, Boston
near Clarendon Street

Five-story structure - general business (B-10-155) district.

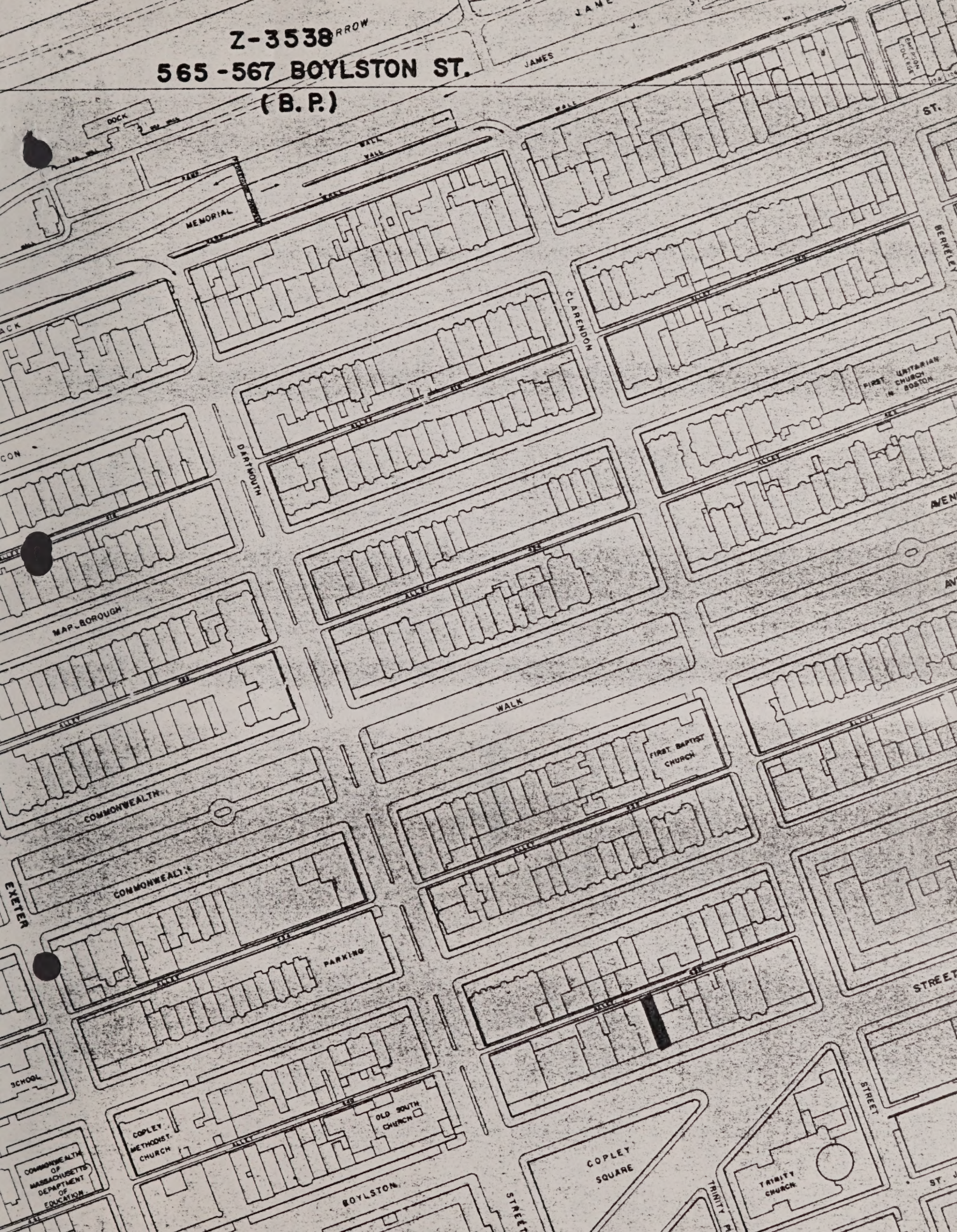
Violation:

Section 8-7. A restaurant is conditional in a B-10-155 district.

Another restaurant use in this immediate area is undesirable, would have a serious impact, and would increase congestion. Back Bay Association and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3538, brought by the Community Church Center of Boston, 565-567 Boylston Street, Boston, for a conditional use for a change of occupancy from community church center to community church center and restaurant in a general business (B-10-155) district, the Boston Redevelopment Authority recommends denial. Another restaurant use in this immediate area is undesirable, would have a serious impact, and would increase congestion. Back Bay Association and Little City Hall are opposed.

Z-3538^{ARROW}
565 - 567 BOYLSTON ST.
(B.P.)



Board of Appeal Referrals 3/11/76

Hearing: 3/23/76

Petition No. Z-3539
Eighty-Nine Brighton Ave., Inc.
Harry E. Franks, President
95 Brighton Avenue, Allston
at Linden Street

Gas service station - local business (L-1) district.

Purpose: to change occupancy from service station and office to service station, office, and car rental agency.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. Outdoor rental of motor vehicles is forbidden in an L-1 district.

Proposed nonconformity is undesirable and would create a nuisance at this heavily congested intersection. A similar use presently exists directly across the street. Neighborhood has expressed concern about the potential for deterioration created by such uses. Small lot area is inadequate for proposed 20-25 rental vehicles. Recommend denial.

VOTED: In reference to Petition No. Z-3539, brought by Eighty-Nine Brighton Avenue, Inc., 95 Brighton Avenue, Allston, for a conditional use and a forbidden use for a change of occupancy from service station and office to service station, office, and car rental agency in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed nonconformity is undesirable and would create a nuisance at this heavily congested intersection. A similar use presently exists directly across the street. Neighborhood has expressed concern about the potential for deterioration created by such uses. Small lot area is inadequate for proposed 20-25 rental vehicles.

Z-3539
95 BRIGHTON AVE.
(ALLSTON)



3

Board of Appeal Referrals 3/11/76

Hearing: 3/23/76

Petition No. Z-3540
Edgerson, Inc.
Robert D. Goodoak
151 Hallet Street, Dorchester
near Hilltop Street

Five-story masonry structure - industrial (I-2) district.

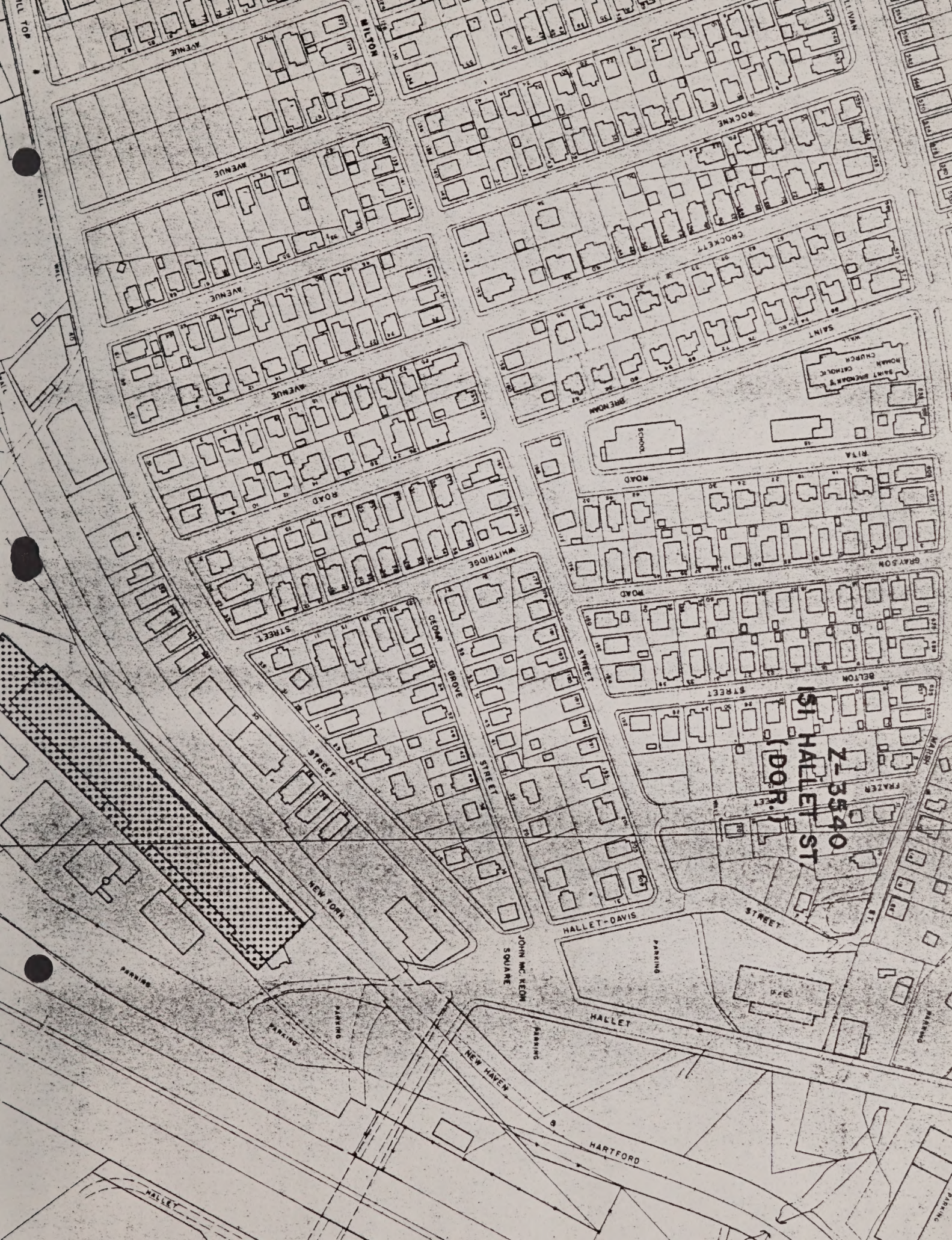
Purpose: to change occupancy from manufacture of toys and cameras to 316 apartments.

Violation:

Section 8-7. A multifamily apartment structure is forbidden in an I-2 district.

Site is situated on approximately 6.9 acres of land. Proposed condominium development would be compatible with adjacent residential area and would restore a vacant structure to a viable occupancy. There is community support for the proposed change in use. Four hundred off-street parking facilities would be provided. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3540, brought by Edgerson, Inc., 151 Hallet Street, Dorchester, for a forbidden use for a change of occupancy from manufacture of toys and cameras to 316 apartments in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the site plan be revised to show the actual high water line of the Neponset River, detail the site work along the river bank, relocate the tennis courts and pool 20 feet back from the top of the river bank, provide landscaping and make more attractive the large expanse of parking area, indicate where the parking areas will drain, landscape the embankment of the Southeast Expressway in coordination with the Department of Public Works, and improve the façade of the building to provide scale and relief from its extreme length; and that plans be submitted to the Authority for design review.



Board of Appeal Referrals 3/11/76

Hearing: 3/23/76

Petition No. Z-3541
Erno Pongratz
10-12 Oak Street, Hyde Park
near Hyde Park Avenue

Three-story frame structure - general business (B-1) district.

Purpose: to change occupancy from two-family dwelling to four apartments and offices.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 7-4. In variance with former decision of Board of Appeal.		
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in a B-1 district.		
Section 14-1. Lot area is insufficient.	2 acres	1,319 sf
Section 17-1. Open space is insufficient.	1,000 sf	132 sf
Section 23-7. Off-street parking is insufficient.	5 spaces	0

Four apartments are apparently existing. Staff would be amenable to one office, occupancy of one person per residential unit, and provision of off-street parking. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3541, brought by Erno Pongratz, 10-12 Oak Street, Hyde Park, for a forbidden use and four variances for a change of occupancy from a two-family dwelling to four apartments and offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that only one office be allowed; that no subletting of this office be allowed; that occupancy of residential units be limited to one person per unit; that the premises be cleaned and maintained free of debris; that required off-street parking be provided within walking distance of the site.



Z-3541

10-12 OAK ST.

(H.P.)

Board of Appeal Referrals 3/11/76

Hearing: 3/23/76

Petition No. Z-3542
Net Realty Holding Trust
535 Boylston and 216 Clarendon Streets,
Boston

Thirteen-story structure - general business (B-10-155) district.

Purpose: to change occupancy from offices, stores, and restaurant to offices, stores, restaurant, and school.

Violation:

Section 8-7. A school is conditional in a B-10 district.

Facility, John Robert Powers School, a modeling and finishing school for women, would be compatible with existing uses in this commercial-office building. Recommend approval.

VOTED: In reference to Petition No. Z-3542, brought by Net Realty Holding Trust, 535 Boylston Street, for a conditional use for a change of occupancy from offices, stores, and restaurant to offices, stores, restaurant, and school in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Facility would be compatible with existing uses in this commercial-office building.

7-3542
535 STON ST.
218 CLARENDON ST.
(B.P.)

BERKELEY

UNITARIAN
CHURCH
2000
IN BOSTON

An aerial photograph showing a residential neighborhood. Several houses with dark roofs are visible, arranged in a row. A street or driveway runs alongside them. The surrounding area appears to be a mix of vegetation and open land.

A close-up of a map showing a street labeled 'BACK' and several building footprints. The street is a narrow, light-colored strip running diagonally from the bottom left towards the top right. The word 'BACK' is printed vertically along the street, oriented from bottom-left to top-right. To the right of the street, there are several dark, irregular shapes representing building footprints. The map is a high-contrast, black-and-white image, likely a photocopy or a scan of a physical map.

This is a detailed street map of a residential area in Boston, Massachusetts. The map shows a grid of streets with numerous houses and buildings. Key streets labeled include 'DARTMOUTH' and 'MONROE'. The map is oriented with North at the top.

An aerial photograph of a residential neighborhood. The image shows several streets and rows of houses. A street on the left is labeled '1st'. A street on the right is labeled 'W 4th - 6000'. The houses are arranged in neat rows, and there are some trees and green spaces visible. The overall appearance is that of a well-maintained suburban area.

WALK

CONVENT OF THE

WALK

WALK

WALK

FIRST DISTRICT CHURCH

A detailed street map of the Commonwealth Avenue area in Boston. The map shows a grid of streets with building footprints. Commonwealth Avenue runs vertically through the center. To the left of Commonwealth Avenue, there are several streets including Beacon Street, Huntington Avenue, and Huntington Avenue. To the right, there are streets like Huntington Avenue and Huntington Avenue. The Boston Public Library is located on Huntington Avenue, between Huntington Avenue and Huntington Avenue. The map is oriented with Huntington Avenue at the top and Huntington Avenue at the bottom. The text 'COMMONWEALTH' is visible on Huntington Avenue, and 'BOSTON PUBLIC LIBRARY' is visible on Huntington Avenue. The map is a black and white line drawing.

This is a detailed street map of a section of Providence, Rhode Island. The map is oriented with North at the top. Key features include:

- Streets:** 'PROVIDENCE STREET' runs horizontally across the middle. To its right, 'CITY OF PROVIDENCE PARKING LOT' is labeled. Other streets visible include 'CITY OF PROVIDENCE PARKING LOT' and 'CITY OF PROVIDENCE PARKING LOT'.
- Buildings:** Several buildings are depicted with labels. On the left, there is a 'SCHOOL' and a 'CHURCH'. On the right, there is a 'CITY OF PROVIDENCE' logo and a 'CITY OF PROVIDENCE' logo.
- Other Features:** A 'CITY OF PROVIDENCE' logo is visible in the upper right corner. A 'CITY OF PROVIDENCE' logo is also visible in the lower right corner.

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Board of Appeal Referrals 3/11/76

Hearing:	3/30/76	Petition No. Z-3543 The Bitter End Company William S. Moonan 49-55 Berkeley Street, Boston at Appleton Street
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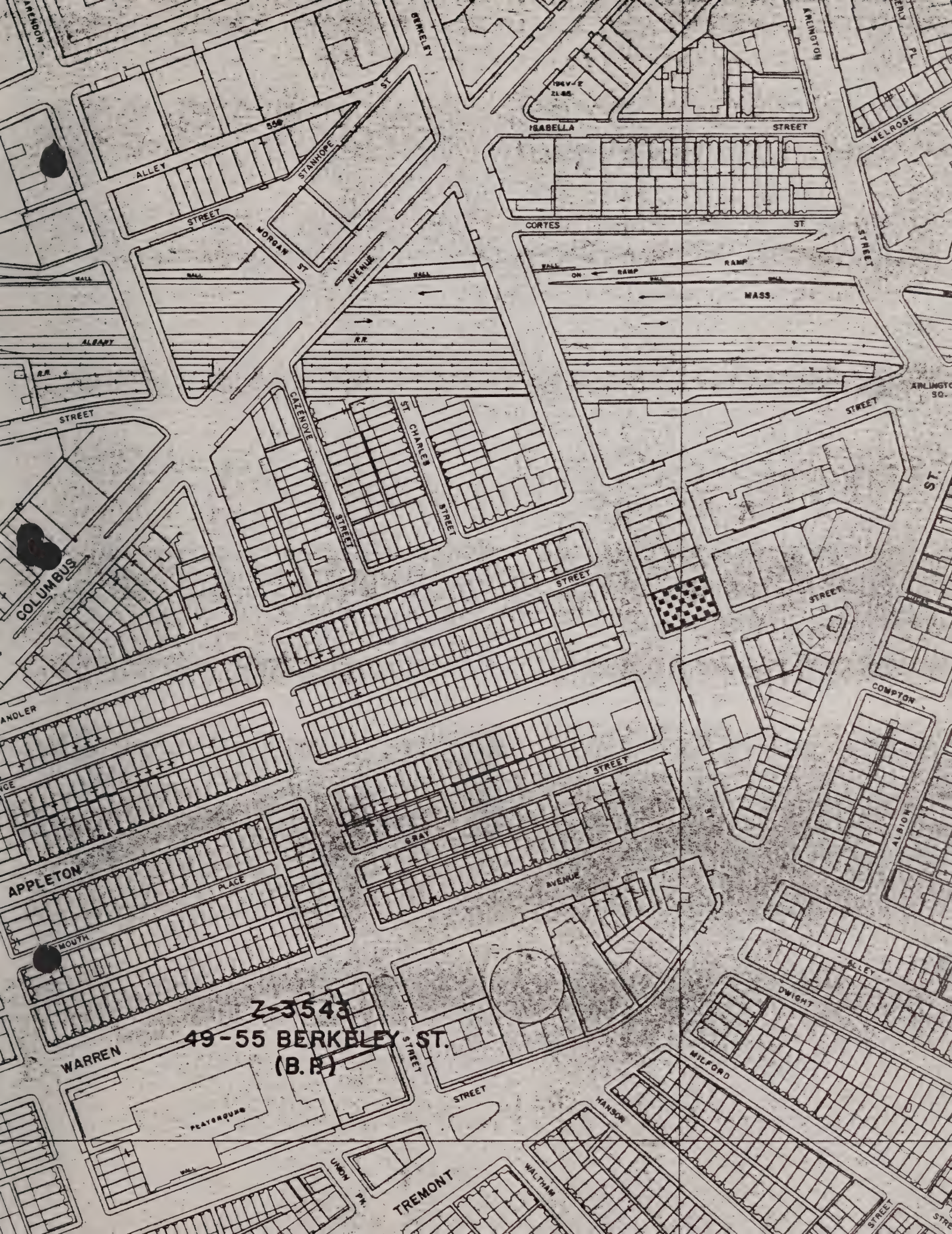
Four-story masonry structure - general business (B-4) district.

Purpose: to change occupancy from 29 apartments, commercial space, and self-service laundry to 34 apartments, commercial space, and self-service laundry.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet at least one half of the requirements for open space and off-street parking is forbidden in a B-4 district.		
Section 17-1. Open space is insufficient.	100 sf	0
Section 23-1. Off-street parking is insufficient.	3 spaces	0

Proposed density would be compatible with adjacent residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3543, brought by The Bitter End Company, 49-55 Berkeley Street, in the South End Urban Renewal Area, for a forbidden use and two variances for a change of occupancy from 29 apartments, commercial space, and self-service laundry to 34 apartments, commercial space, and self-service laundry in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided the required off-street parking is supplied within walking distance of the structure.



2-3543
49-55 BERKELEY ST.
(B.R.)

Board of Appeal Referrals 3/11/76

Hearing: 3/30/76

Petition No. Z-3544
Edward C. Donahue
66A L Street and 754 East Broadway,
South Boston

Three-story frame structure - local business (L-1) district.

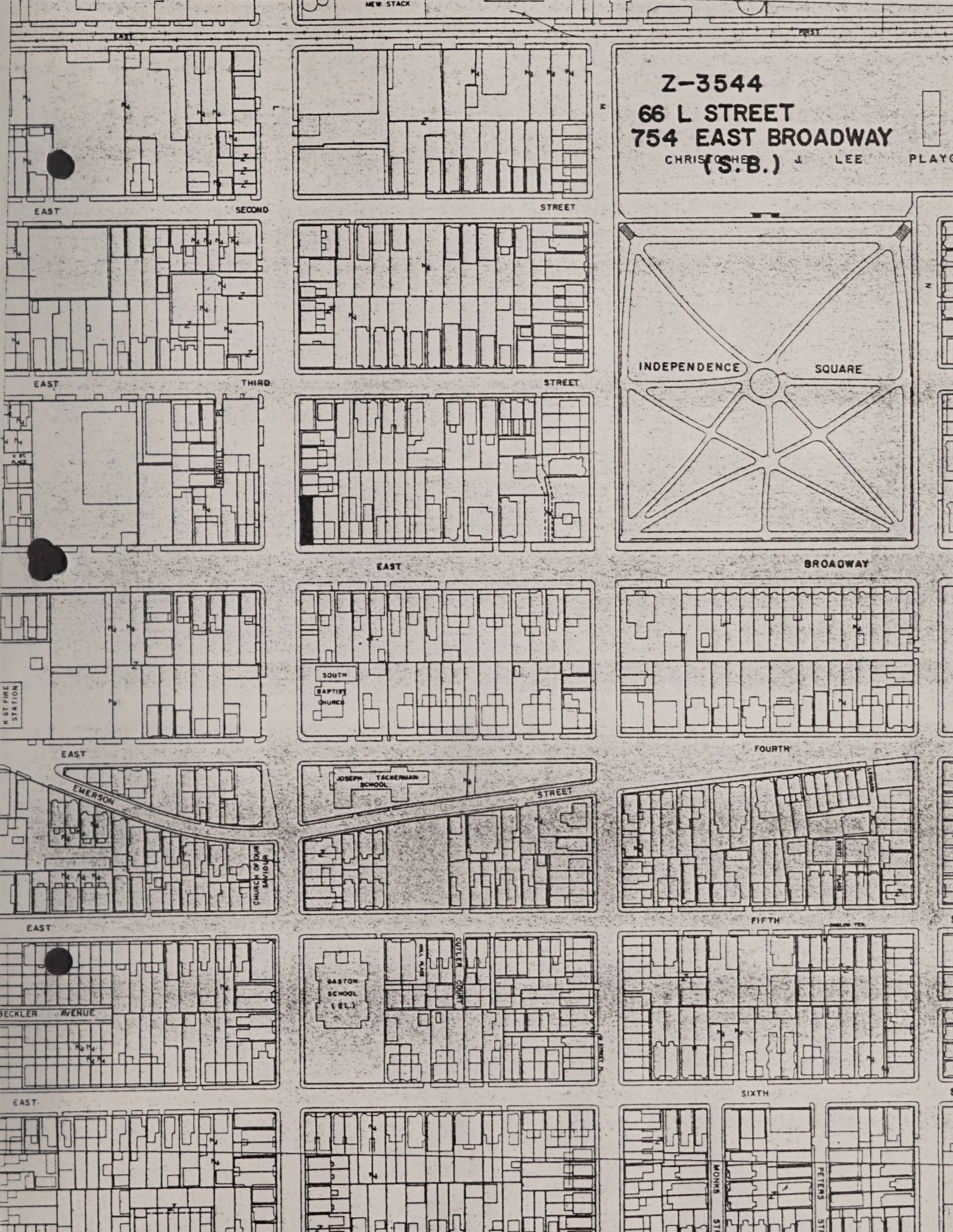
Purpose: to change occupancy from two-family dwelling and store to two-family dwelling and two offices.

Violation:

Section 8-7. A driving school is conditional in an L-1 district.

Store has already been converted to offices. Proposal would utilize one office as a driving school; this use would be compatible with local commercial-residential nature of the area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3544, brought by Edward C. Donahue, 66A L Street and 754 East Broadway, South Boston, for a conditional use for a change of occupancy from two-family dwelling and store to two-family dwelling and two offices in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the condition that off-street parking be provided for vehicles when not in use. Facility would be compatible with local commercial-residential nature of the area.



Z-3544
66 L STREET
754 EAST BROADWAY
CHRISTOPHER J LEE PLAY

INDEPENDENCE SQUARE

BROADWAY

SOUTH
BAPTIST
CHURCH

JOSEPH TACHERMAN
SCHOOL

GASTON
SCHOOL
(E.L.)

1ST FIRE
STATION

EMERSON

CHURCH OF OUR
SAVIOUR

BECKLER AVENUE

MONROE
STREET

PETERS
STREET

Board of Appeal Referrals 3/11/76

Hearing: 3/30/76

Petition No. Z-3545
James McDuffy
740-744 South Street, Roslindale
near Poplar Street

Two-story masonry structure - general business (B-2) district.

Purpose: to change occupancy from retail store to retail store and
lodging house.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	2 acres	6,115 sf
Section 14-3. Lot width is insufficient.	200 ft.	40 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	40 ft.

Proposal would accommodate eight lodgers on the second floor of this commercial structure (mini mall). A building permit was inadvertently issued by the Building Department and some work has been accomplished. Use would not have a significant effect on the commercial area.
Recommend approval.

VOTED: In reference to Petition No. Z-3545, brought by James McDuffy, 740-744 South Street, Roslindale, for three variances for a change of occupancy from retail store to retail store and lodging house in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposal would not have a significant effect on the commercial area.



Z-3545

740-744 SOUTH ST
(ROS.)

HIGH SCHOOL

